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Attorneys for Debtors/Debtor-in-Possession,

UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA

In re:)
SONORA DESERT DAIRY, L.L.C., an Arizona)
limited liability company,)
Debtor.)

Chapter 11

Case Nos. 2:12-bk-00262-CGC
2:12-bk-00263-CGC
2:12-bk-00264-RJH
2:12-bk-00265-SSC
2:12-bk-00266-JMM

In re:)
SONORA DESERT DAIRY II, L.L.C., an)
Arizona limited liability company,)
Debtor.)

**DECLARATION OF CHARLES J.
HAVRANEK IN SUPPORT OF
APPLICATION TO EMPLOY
REAL ESTATE BROKER AND
CONSULTANT**

In re:)
SONORA DESERT DAIRY III, L.L.C., an)
Arizona limited liability company,)
Debtor.)

In re:)
LUECK CATTLE COMPANY, L.L.C., an)
Arizona limited liability company,)
Debtor.)

In re:)
BOB LUECK FARMS, L.L.C., an Arizona limited)
liability company,)
Debtor.)

1 STATE OF ARIZONA)
2) ss.
3 County of Maricopa)

4 I, Charles J. Havranek, declare as follows:

5 1. I am an appraiser and real estate agent duly licensed in the State of Arizona.

6 2. I am employed with the real estate brokerage firm of Southwest Land Associates,
7 L.L.C. ("Southwest Land") located at 16330 West Papago Street, Goodyear, Arizona 85338-
8 2460, and as such, am authorized to make this affidavit on behalf of Southwest Land. My
9 particular expertise relates to agricultural properties, especially farms and dairies.

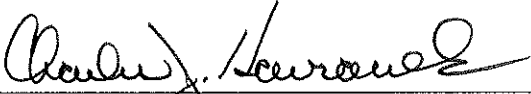
10 3. To the best of my knowledge, based on an internal conflict check and subject to the
11 disclosures herein, neither Southwest Land nor I represent any person or entity holding an
12 interest adverse to this bankruptcy estate. Further, based upon my information and belief, I do
13 not believe Southwest Land or I hold any claims against the estate or creditors of this estate.
14 Neither Southwest Land nor I are owed any amounts for pre-petition legal services rendered to
15 the Debtors.

16 4. I previously represented the Debtors' principal, Robert J. Lueck, as the buyer's agent
17 in purchasing portions of the approximately 518 acres of real property in Rainbow Valley (the
18 "Dairy Property"), which is now owned by Bob Lueck Farms, L.L.C. I have also performed at
19 least three appraisals of both the Dairy Property and the 1,388.1+/- acre farm (the "Arlington
20 Farm") near Arlington, Arizona on behalf of the Debtors, which appraisals were utilized by the
21 Debtors' secured creditors, including Wells Fargo, First Bank of Altus and Farm Credit. The
22 last such appraisal I performed was in 2005. Finally, before Bob Lueck Farms, L.L.C. acquired
23 the Arlington Farm, I appraised the Arlington Farm for the secured lender in prior bankruptcy of
24 Wayne Vanosdell.

25 5. I believe Southwest Land and I are disinterested within the meaning of 11 U.S.C.
26 § 327.

1 6. Southwest Land and I are prepared to assist the Debtors in valuing and conveying this
2 estate's real property.

3 7. Southwest Land and I propose to be compensated on the sale of the Farm (as that
4 property is described in the Debtors' application to employ us) on the basis of 2.5% commission
5 if Southwest Land sells the Farm or on the basis of 4.0% commission for any co-brokerage
6 arrangement to be split equally between all brokerages involved in the ultimate sale of the Farm.
7 In addition, I propose to be compensated at the rate of \$200 per hour for consulting, valuation
8 and testimony work.

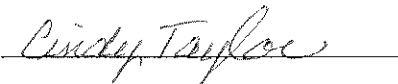
9 
10 Charles J. Havranek

1 Copy of the foregoing mailed
2 this 9th day of January, 2012, to:

3 Office of the United States Trustee
4 Attn: Richard Cuellar, Esq.
5 230 North First Avenue, Suite 204
6 Phoenix, Arizona 85003-1706

7 Robert Miller, Esq.
8 Bryan Cave, LLP
9 2 North Central Avenue, Suite 2200
10 Phoenix, Arizona 85004-4406
11 Attorneys for Wells Fargo

12 John O'Brien, Esq.
13 Snell & Wilmer
14 1200 South 17th Street, Suite 1900
15 Denver, Colorado 80202

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